



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

February 04, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
H. CLAUDE HUDSON COMPREHENSIVE HEALTH CENTER
URGENT CARE REMODELING PROJECT
ESTABLISH AND APPROVE PROJECT
APPROVE APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTING
SPECS. 7885; CAPITAL PROJECT NOS. 8A087 AND 8A098
FISCAL YEAR 2024-25
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval of the H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project and authority to use Board-approved Job Order Contract to deliver the project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed H. Claude Hudson Comprehensive Health Center Urgent Care Project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Establish and approve H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project, Capital Project No. 8A087, with a total project budget of \$3,700,000; and H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project Department of Health Services,

Capital Project No. 8A098, with a total project budget of \$3,700,000; and combined total project budget of \$7,400,000.

3. Approve an appropriation adjustment to transfer \$3,700,000 from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs to fund the proposed H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project, Capital Project No. 8A087; and \$2,500,000 from the Department of Health Services' Enterprise Fund Committed for the Department of Health Services to the proposed H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project Department of Health Services, Capital Project No. 8A098.

4. Authorize the Director of Public Works or his designee to deliver the proposed project using Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the H. Claude Hudson Comprehensive Health Center (CHC) Urgent Care Remodeling Project exempt from the California Environmental Quality Act (CEQA); establish and approve the project, project budget, and related appropriation adjustment; and authorize delivery of the project using Board-approved Job Order Contract (JOC).

Background

The H. Claude Hudson CHC Building is a two-story building built in 1976. The Urgent Care Clinic, located on the First Floor, has seen a significant increase in patient volume over the recent years. The Urgent Care Clinic received 23,218 patient visits in Fiscal Year 2021-22 and 24,122 patient visits in Fiscal Year 2022-23, a 3.89 percent increase, and similar increases are seen annually. With a steady increase of patient visits by four percent every year, the limited nine exam rooms and four observation bays cause overcrowding, long waiting times, and compromised patient privacy. The Urgent Care remodeling will add four more exam rooms and additional observation rooms to accommodate the increasing volume of patients and address the evolving demands of modern medicine.

The proposed project includes remodeling and alteration of spaces of approximately 4,600 square feet of the existing Urgent Care Clinic with a minor expansion into the Ambulatory Procedure Unit's observation room space on the First Floor of the H. Claude Hudson CHC to expand the Urgent Care Clinic. The scope includes demolition and remodeling; replacement of partition walls, flooring, ceiling tiles, and other finishes; installation of sinks and associated plumbing; and mechanical and electrical upgrades within the remodeled space.

Public Works completed the design using a Board-approved, on-call architectural/engineering firm and is now seeking approval to complete the proposed remodeling project using Board-approved JOC.

Upon approval of the recommended actions, the remodeling is anticipated to begin in March 2025 and will be substantially completed in April 2026.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make investments that transform lives, Focus Area Goal A, Healthy Individuals and Families, Strategy ii, Improve Health

Outcomes, by promoting comprehensive and inclusive care through investments in public healthcare infrastructure that enhance the quality and delivery of healthcare services to Los Angeles County residents; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current capital projects and identifying the need to replace or modernize legacy/obsolete infrastructure.

By investing in public healthcare infrastructure improvements, it will enhance the quality and delivery of healthcare services to the residents in the County of Los Angeles, in particular the South County region.

FISCAL IMPACT/FINANCING

The total proposed project budget is estimated at \$7,400,000, including remodeling, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services.

The project is funded with \$3,700,000 from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs funds and \$3,700,000 from Department of Health Services' (DHS) Enterprise Fund Committed for the DHS. Two capital project numbers were assigned to this project to assist with tracking funds appropriately. The project budget and schedule are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$3,700,000 from obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs to the proposed H. Claude Hudson CHC Urgent Care Remodeling Project, Capital Project No. 8A087; and \$2,500,000 from the DHS Enterprise Fund Committed for the DHS to the proposed H. Claude Hudson CHC Urgent Care Remodeling Project DHS, Capital Project No. 8A098.

In future budget phases, DHS will transfer the remaining \$1,200,000 to fulfill its commitment amount of \$3,700,000, which will fully fund the project; and the H. Claude Hudson CHC Urgent Care Remodeling Project, Capital Project No. 8A087, will reimburse the Project and Facility Development budget for preliminary predevelopment costs.

There is no additional net County cost impact associated with the recommendations.

Operating Budget Impact

Following completion of the projects, DHS would request and fund the associated ongoing annual maintenance and operational costs, as needed, with departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the project budgets includes one percent of the eligible design and construction costs allocated to the Civic Arts fund, which are estimated at \$53,500, and will be funded from the DHS' Enterprise Fund Committed for the DHS.

The project is subject to Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The proposed project will support the Board's Green Building/Sustainable Design Program policy by minimizing the amount of demolition materials disposed of in landfills during construction and incorporating energy-efficient equipment.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The H. Claude Hudson CHC Urgent Care Remodeling Project includes interior remodeling of an existing building, and is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a), (c), (d), (f), and (h); and 15302 (c); and 15304 (a), (b), and (f) of the State CEQA Guidelines, and Classes 1 (c), (d), (f), (h), and (i); 2 (a) and (e); and 3 (b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project consists of remodeling of the existing urgent care, installation of small new equipment, and accessory structures with negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity.

Additionally, the project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the State Clearinghouse in the Governor's Office of Planning and Research with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the design using a Board-approved, on-call architect/engineer firm and is now recommending the use of a Board-approved JOC to complete the remodeling work.

The project scope includes remodeling and alteration work of an existing building, and Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver the projects.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

In order to avoid disruptions to the Urgent Care services, the Urgent Care Clinic will be vacated during construction and patients will be directed to a temporary alternate clinic location on the First Floor of the H. Claude Hudson CHC. Public Works will expedite construction work to minimize impacts to services provided at the facility.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:jc

Enclosures

- c: Arts and Culture (Civic Art Division)
- Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office, Board of Supervisors
- Health Services (Capital Projects Division)
- Internal Services

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FISCAL YEAR 2024-25
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(4-VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Construction Documents	October 2024*
Jurisdictional Approvals	January 2025
Construction Start	March 2025
Substantial Completion	April 2026
Final Acceptance	June 2026

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Job Order Contract Construction	\$4,700,000
Job Order Contract Contingency	\$ 675,000
Job Order Contract Fees	\$ 100,000
Civic Art	\$ 53,500
Plans and Specifications	\$ 650,000
Consultant Services	\$ 600,000
Miscellaneous Expenditures	\$ 31,500
Jurisdictional Review/Plan Check/Permits	\$ 120,000
County Services	\$ 470,000
TOTAL	\$7,400,000

February 04, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2024-25

4 - VOTES

SOURCES

USES

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL \$ 11,200,000

USES TOTAL \$ 11,200,000

JUSTIFICATION

Reflects the transfer of \$3,700,000 from obligated fund balance Committed for American Rescue Plan (ARP)-Enabled Capital Programs, to the H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling Project, Capital Project No. 8A087; and \$2,500,000 from Department of Health Services' (DHS) Enterprise Fund-Committed for DHS to the H. Claude Hudson Comprehensive Health Center Urgent Care Remodeling DHS project. Capital Project No. 8A098.

Jean Lo

Digitally signed by Jean Lo
Date: 2024.12.17 17:46:22 -08'00'

AUTHORIZED SIGNATURE

JEAN LO, CHIEF, CONTROLLER'S DIVISION

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Lan Sam
Digitally signed by Lan Sam
Date: 2024.12.20 08:28:43 -08'00'

AUDITOR-CONTROLLER

B.A. NO. **066**

BY
DATE **12/20/24**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Amir Alam

Digitally signed by Amir Alam
Date: 2024.12.20 13:43:10 -08'00'

BY
DATE **12/20/24**

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2024-25
4 - VOTES

SOURCES	USES
<p>GENERAL FUND A01-304Q COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS DECREASE OBLIGATED FUND BALANCE 3,700,000</p>	<p>HEALTH SERVICES H. CLAUDE HUDSON COMPREHENSIVE HEALTH CUC REMODELING A01-CP-6014-65036-8A087 CAPITAL ASSETS - B & I INCREASE APPROPRIATION 3,700,000</p>
<p>DHS ENTERPRISE FUND MN2-3078 COMMITTED FOR DHS DECREASE OBLIGATED FUND BALANCE 2,500,000</p>	<p>DHS ENTERPRISE FUND MN2-HS-6100-60070 OTHER FINANCING USES INCREASE APPROPRIATION 2,500,000</p>
<p>LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND MN4-HG-96-9911-60010 OPERATING TRANSFERS IN INCREASE REVENUE 2,500,000</p>	<p>LOS ANGELES GENERAL MEDICAL CENTER ENTERPRISE FUND MN4-HG-96-9912-60010 OPERATING SUBSIDY - GENERAL FUND DECREASE REVENUE 2,500,000</p>
<p>ENT SUB - LOS ANGELES GENERAL MEDICAL CENTER A01-AC-6100-21200-21224 OTHER FINANCING USES DECREASE APPROPRIATION 2,500,000</p>	<p>AMBULATORY CARE NETWORK H. CLAUDE HUDSON COMPREHENSIVE HEALTH CUC REMODELING DHS A01-CP-6014-64050-8A098 CAPITAL ASSETS - B & I INCREASE APPROPRIATION 2,500,000</p>
<p>SOURCES TOTAL \$ 11,200,000</p>	<p>USES TOTAL \$ 11,200,000</p>

BA#066